

# Ulster County Planning Board Minutes



5/6/2026

## Gardiner

Referral Number **2026043** Received: 4/24/2026  
Name: **31 Deyo Drive** Type of Referral: **Area Variance**  
Description: Solar array in front yard  
Project Location: 31 Deyo Drive  
Recommendation: **No County Impact** Abstentions:  
Motion: McLaughlin  
Second: Valianti Recusals:  
Vote: Yes  16 No  0

## Gardiner

Referral Number **2026044** Received: 4/27/2026  
Name: **Aurora Property, LLC** Type of Referral: **Area Variance**  
Description: Increase residential density from four, two-bedroom apartments to six. (3.0 dwelling units to 4.5)  
Project Location: 129 Milk Street  
Recommendation: **No County Impact** Abstentions:  
Motion: McLaughlin  
Second: Boggess Recusals:  
Vote: Yes  16 No  0

## Lloyd

Referral Number **2026039** Received: 4/16/2026  
Name: **Local Law A of 2026** Type of Referral: **Zoning Statute Amendment**  
Description: Definition of "Heavy Industry"  
Project Location: Town Wide  
Recommendation: **Advisory Comments** Abstentions:  
Motion: McLaughlin  
Second: VanDeMark Recusals: Cuciti  
Vote: Yes  15 No  0

## Marlborough

Referral Number **2026046** Received: 4/22/2026  
Name: **Nostrano Vineyard** Type of Referral: **Site Plan Review**  
Description: Use property for events. No new construction.  
Project Location: 14 Gala Lane  
Recommendation: **Advisory Comments** Abstentions:  
Motion: Pecora  
Second: McLaughlin Recusals: Callo  
Vote: Yes  15 No  0

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## **New Paltz Town**

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Referral Number      **2026048**      Received:      4/21/2026  
Name:      **Farmer's Choice**      Type of Referral:      **Area Variance**  
Description:      Sign Variance - 156.25 sq. ft. where 32 sq. ft. is maximum allowed  
Project Location:      1 Old Route 299  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      McLaughlin  
Second:      Valianti      Recusals:      Nolan  
Vote:      Yes  No

## **Rochester**

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Referral Number      **2026045**      Received:      4/21/2026  
Name:      **Granite LLC and Verizon Wireless**      Type of Referral:      **Area Variance**  
Description:      Height and setback variance for wireless telecommunications facility  
Project Location:      439-445 Granite Rd  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      McLaughlin      Recusals:  
Vote:      Yes  No

## **Saugerties Town**

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Referral Number      **2026041**      Received:      4/22/2026  
Name:      **Solo Holidays, LLC**      Type of Referral:      **Subdivision**  
Description:      9-lot subdivision.  
Project Location:      Glasco Tpk and Route 212  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Brown  
Second:      McLaughlin      Recusals:  
Vote:      Yes  No

## **Saugerties Town**

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Referral Number      **2026042**      Received:      4/22/2026  
Name:      **TowerCo**      Type of Referral:      **Site Plan Review**  
Description:      Replace existing 185' wireless telecommunications tower with 195' self-supported monopole tower  
Project Location:      167 Mt. Airy Rd  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      McLaughlin      Recusals:  
Vote:      Yes  No

## **Saugerties Village**

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Referral Number      **2026049**      Received:      4/29/2026  
Name:      **1 Overbaugh Street**      Type of Referral:      **Area Variance**  
Description:      Residential Side-yard Variance  
Project Location:      1 Overbaugh Street  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Boggess      Recusals:  
Vote:      Yes  No

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## Ulster

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Referral Number      **2026047**      Received:      4/22/2026  
Name:      **Popeye's**      Type of Referral:      **Site Plan Review**  
Description:      Updates to exterior of existing franchise business including lighting and signage  
Project Location:      20 Massa Drive  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Cuciti  
Second:      Valianti      Recusals:      Almquist  
Vote:      Yes  No

## Wawarsing

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Referral Number      **2026037**      Received:      4/13/2026  
Name:      **Congregation Chabad Dutchess**      Type of Referral:      **Special Permit**  
Description:      Overnight camp using existing structures plus construction of 9 cabin, main building, and other amenities.  
Project Location:      6678-6686 Route 52  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      McLaughlin      Recusals:  
Vote:      Yes  No

## Wawarsing

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Referral Number      **2026038**      Received:      4/13/2026  
Name:      **Congregation Chabad Dutchess**      Type of Referral:      **Site Plan Review**  
Description:      Overnight camp using existing structures plus construction of 9 cabin, main building, and other amenities.  
Project Location:      6678-6686 Route 52  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      McLaughlin      Recusals:  
Vote:      Yes  No

## Wawarsing

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Referral Number      **2026040**      Received:      4/27/2026  
Name:      **Repeal of 55+ Law**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Repeals 55+ housing law (LL #2 of 2025)  
Project Location:      Town Wide  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      McLaughlin  
Second:      Pecora      Recusals:  
Vote:      Yes  No